

Weed Beach Building Committee Meeting Minutes  
**Special Meeting**  
September 25, 2008  
7:30pm, Room 119, Town Hall

**Present:** P. Hovell, S. Swiatek, M. Wright, J. Enters, C. Darby, D. Bayne, J. Howe, D. Parnon

**Absent:** M. Hawley

**Guests:** B. Hyla, A. Pappajohn Construction Company (APC), Parks and Recreation

Commission members: J. Branigan, R. Marchesi, V. Burke, S. Daly, M. Gutierrez

**Audience:** RTM Parks and Recreation Committee members: C. Russell, Chairman, L. Pratt, J. McLean, G. Swenson, W. Casey, J. Coghlan, Parks and Recreation Assistant Director.

Chairman Hovell convened the meeting at 7:38pm. People were reminded that this meeting was a Weed Beach Building Committee meeting called to discuss the current status of the project. B. Hyla representing A. Pappajohn Company (APC) was introduced.

Hovell gave a general status report to make sure everyone understood what has transpired to date and why. An October start date was the goal this committee set from the beginning. The months spent on determining whether or not a restaurant should be part of the project decreased the planning time. However, the committee was still committed to its October goal and determined to continue on that path. In June construction companies were interviewed and references and qualifications were checked. John Ryan was hired to create a budget from Neil Hauck's drawings. Design drawings were completed in August. Bids from sixteen trades for various aspects of the project were opened in September. Their prices came in significantly higher than the numbers proposed by the engineer. A total of the lowest bids brought the cost of the project to \$4.7 million.

Given the preliminary expenses and soft costs, the budget for construction should be around \$2.8 to \$2.9 million for this project to come in on budget. The state mandated order to offer prevailing wage was a deterrent for some which resulted in some aspects receiving no bids. Generally there were fewer bids than what might be considered usual for this type of project. Pappajohn has been working diligently to apply value engineering to get the costs down. Significant items need to be cut in order to get the budget down. Construction cannot begin until we get the numbers in line which won't happen within the next week or two. Hovell recommended that we delay the project until October 2009.

Brian Hyla distributed a Construction Budget Analysis. An effort was made to maintain the flavor of the project when value engineering was applied to change specs or cut out items completely. The changes keep the idea of the project, but significant changes to the original plan have to be made in order to come close to the original approved budget.

The committee then went through the Construction Budget Analysis item by item.

Enters asked Hyla why the project was bid out to sixteen different vendors instead of bidding each building as a job or giving 1 sub more tasks.

Hyla responded that the three largest subs were site work, rough framing and concrete. Hyla said that making the key subs, in essence, mini-general contractors increased overhead and created problems in coordinating the logistics. He said that they had considered it very seriously.

A few comments were made regarding the substitution of materials and the affect on the life of the building (ie replacing the steel in the original plan with wood framing).

Enters suggested that decisions can't be made in a week. WBBC has to make recommendations to P&R. Design has to be redone and then put out to bid again.

Bayne suggested the sailing building expenses should be removed. He also said that we can't bring a project back to the RTM and BOS that is so radically different than the one that was originally approved. The RTM approved the project at \$3.6 million including certain specifications.

Darby questioned whether or not we would face the same issues if we put the project off until next year.

Hyla said that a CM would be with us to help us manage the project throughout the year. Hovell reminded us that APC cannot start the project if the budget is more than what was approved.

Darby proposed doing the project in stages.

Hovell said that Neil Hauck (the architect) could have new drawings done by December. The site work could be done in February, except that there is no provision in the budget for winterizing the project. Bayne does not recommend requesting more money especially in this climate, spending tax dollars.

As the discussion wound down, Hovell requested that a motion be made to determine our next course of action. Bayne proposed the motion:

"The project will be re evaluated to determine how we can incorporate some of the proposed changes in an effort to bring the project on budget. We will also consider alternative proposals with a start date of October 2009." Wright seconded. C. Russell expressed her disappointment. The motion passed: 5-0-1.

Bayne cautioned the committee about the additional architectural and construction fees/expenses we may incur by delaying the project. His suggested getting budgets for ongoing expenses.

Hovell to attend P&R Oct. meeting to give them a status report.

Darby asked if the Playground could be installed in the spring. P&R members thought it would be a good idea.

Swanson agreed with Bayne that the RTM was presented one project. The reduced building is a totally different project. Suggested that Hovell attend the State of the Town meeting and give an update.

Hovell reported that the Garden Club event at the DCA the night before was a success and raised money to enhance the landscaping at the beach.

The meeting was adjourned at 9:05pm.

**The next regular WBBC meeting: Wednesday October 1, 7:30pm, Room 119, Town Hall.**

Respectfully submitted,

Debbie Parnon  
Secretary

(9.25.08)  
Approved 10.22.08